

Minutes of the Redevelopment Agency of Murray City held Tuesday, September 7th, 2004 at 4:00 p.m. at the Murray City Council Chamber, 5025 South State Street, Murray, Utah.

Present:

Patricia (Pat) Griffiths, Chair
Krista Dunn
Robert (Robbie) Robertson
Jim Brass
Jeff Dredge

Dan Snarr, Mayor
Keith Snarr, Redevelopment Director
Frank Nakamura, City Attorney
Shannon Jacobs, Council Director
Jan Wells
Don Mullen, Developer
Art LaFeber, Real Estate Agent
Richard Chong
Patty Ross
Karen Wikstrom
Dave Checketts via phone

Pat Griffiths called the meeting to order at 4:06 p.m.

1. Approve minutes for April 13th and May 4th

Krista Dunn made a motion to approve the minutes for April 13th. Seconded by Robbie Robertson.

5 Ayes
0 Nays

Jim Brass made a motion to approve the minutes for May 4th. Seconded by Jeff Dredge.

5 Ayes
0 Nays

2. Discussion of Fireclay blight survey by Richard Chong and Associates

Pat Griffiths opened the meeting to discussion

Keith Snarr introduced discussion of the process of blight analysis for the Fireclay Survey Area. He stated that the survey examined each parcel for evidence of blight. The survey concluded that there is sufficient blight to proceed with a blight hearing. The blight analysis was distributed to Board members and will be made available to interested property owners. Any questions about the study can be taken to Keith Snarr or Mr. Chong. Mr. Chong will present the findings of the study in joint public hearing to be held between City Council and Redevelopment Agency.

Pat Griffiths called for any comments or questions.

Jim Brass asked for a summary of the Fireclay Avenue neighborhood meeting held August 26, 2004.

Keith Snarr summarized the meeting. This neighborhood meeting was held with minor or smaller property owners on Fireclay Avenue and Edison Street. That is where the few residents in the study area are located. Bob Fisher, President of the Utah Property Rights Association hosted the meeting at his business/home on Edison Street. There were about 2 dozen people in attendance, most were property owners and business owners. Representatives were present from LDS Church/Deseret Industries, also Midas Muffler, Vacation Travel Village, Dave Taylor carpet company. They had a lot of questions. Alice Steiner was there to answer questions. It was a cordial meeting. Mr. Fisher was sent a letter of “thank you” for hosting the meeting. His concern was that the owners understand their rights during the process and that they have an opportunity to participate. Their questions were about the length of the process, when do they have to be out of homes, when do they get their money. Answers to those questions will come later, but they will be notified about public hearing. Mr. Snarr said there was not a lot of dissension but people still have questions.

Pat Griffiths agreed that the meeting went very well.

Keith Snarr introduced Richard Chong who had joined the meeting

Richard Chong stated “We were asked to conduct a blight survey to determine whether or not conditions as defined by state law were present in this survey area. We found that it was blighted. To qualify an area for redevelopment you must show improvements on over 50% of the land area by number of parcels and you do have that. Also, whether 3 or more of the 9 “blight” items in state statute were present in this area; and actually, according to our survey, 5 were present. (as shown on page 72 of the report). In the back of the report there is a matrix that summarizes everything on a parcel by parcel basis. With respect to the 32 parcels 73% percent of the parcels representing a majority of the land area have 3 or more blighting influences. All of the 44 parcels or 100% have at least 1 or more blighting influence. That’s it in a nutshell. We’ll go over the evidentiary information in the report at the hearing.

Pat Griffiths asked for any questions for Mr. Chong?

Jeff Dredge

If you would take your experience with projects like this and put it on a scale from 1 to 10, where would this-blight survey fall? How blighted is this blight?

Mr. Chong responded “There are some aspects of this survey area that are extremely blighted. This includes poor utility access, poor vehicular access, no access or frontage on a dedicated street, also undeveloped land that lacks proper utility services. All in all on a scale of 1 to 10, where maybe the bottom 1-3 don’t even qualify, this one is probably an average or slightly above average project area, because the areas that do have

problems are severe problems that can't be solved normally in the private sector. Other things that are along Main Street and State Street are about average."

Mr. Dredge continued, "So your professional opinion?"

Mr. Chong answered, "I would rate this about 6 on the 1 to 10 scale."

Mr. Dredge confirmed, "Then this is a good area for an RDA?"

Mr. Chong concluded, "Yes with respect to meeting state statutes it's a solid case. It is not an "iffy" case in my opinion. The finding of blight in this area with respect to the criteria of state law would be solid straight forward and easy to see. It's not a marginal one.

Pat Griffiths asked for any other questions? She also recognized Mr. LeFeber and Mr. Mullen were in attendance. Mr. LeFeber is a real estate agent assisting Fireclay area property owner/developer Mr. Mullen.

3. Set date for public hearing on the blight finding.

Pat Griffiths asked for a motion to scheduling of blight hearing date for this Fireclay Area blight survey. It's proposed that it be scheduled for Tuesday November 9th 2004. Does that meet with approval?

Keith Snarr indicated the need to pick a time.

Pat Griffiths asked if 4:00 p.m. is early enough?

Krista Dunn stated a concern that the 4:00 p.m. time may be difficult for some citizens who would like to attend. She suggested switching the times of the Committee of the Whole meeting with the RDA time. She stated that time would make it easier for people who may want to attend.

Pat Griffiths asked if this meeting should be scheduled for 5:00 p.m. and hold the committee of the whole at 4:00 p.m.?

Krista Dunn made a motion to schedule the blight hearing for Fireclay RDA area for 5:00 pm Tuesday November 9th in city council chambers. Seconded by Jeff Dredge

5 Ayes, 0 Nays.

4. Review and discussion of the Major League Soccer Stadium proposal.

Pat Griffiths stated that all of the Board members had received the proposal that's been prepared by Mr. Snarr. She extended commendation to him for the professional manner

in which the proposal had been prepared. She asked Keith Snarr to lead out with discussion on this report and what has occurred to date.

Keith Snarr

I've asked Major League Soccer proponent, Mr. Dave Checketts to give us a call and join our meeting here at about 4:30. As a preview to that I'll explain where we are. Our Economic Development Advisory Board meeting is scheduled the first Thursday each month. In August this meeting was coincident with the annual meeting of the Economic Development Corporation of Utah, one of our development partners. Our board decided that we would join with EDCU at their meeting. The presenter at that meeting was Mr. Dave Checketts who has been formerly the manager of the Utah Jazz, and formerly the manager of Madison Square Garden. He has recently landed a major league soccer franchise to bring to Salt Lake City. In that meeting he presented this idea and talked about some possible names for it (the franchise is yet unnamed). He mentioned that they were looking at several stadium site locations in Salt Lake Valley.

As we walked out of the meeting one of our members asked, "Why isn't this in Murray?" I said that I had only heard about it this morning, and asked, "Where would you put it?" Immediately, the answer was we ought to look at putting it in the Fireclay Redevelopment Project. I said if you feel that strongly about it you ought to go talk to Mr. Checketts and tell him of this opportunity. So this individual did; he stepped up ~~there~~ and spoke to him. Apparently, the press was standing around at that time, awaiting their after speech press conference. Before I got back at the office the press had already started to contact Murray City to see what our thoughts were. D 'Arcy Dixon Pignanelli was checking to see what the press was saying. I said, "I haven't talked to the press, nor to the developer." That was on Thursday, August 5. Then the Mayor looked at it and said it might be a good idea, and we ought to really explore it.

On Monday August 9 we had meeting scheduled with Don Mullin from Utah County to ~~meeting~~ with Salt Lake County on some other issues. I told Don we had a chance to show this site for a soccer stadium. I then contacted Mr. Checketts office and spoke with Dean Howes, Operations Manager, who agreed to meet us on Monday to look at the property, which they did. Based upon that examination they invited us then to submit a proposal for a site for them to consider.

Other sites that they have considered are one in Sandy and several in Salt Lake City. They looked a little out to West Jordan; but they didn't want to be that far west, nor that far west in West Valley City. They were considering a site towards Salt Lake City International Airport that's being jointly developed for soccer between Salt Lake City and Salt Lake County. The other sites in Salt Lake City are generally in the downtown area, but they haven't really focused in on one. I think Checketts discussions there were largely with Earl Holding who ~~had~~ owns several properties in the downtown area.

Mr. Howes was going on vacation on ~~the~~ August 18th, and he said he'd like to have the proposal to take with him. We submitted the proposal on August 17th, and Mr. Howes took it with him on vacation. On his first day of vacation I received another call from Checketts's local office saying they'd like to obtain another copy of the proposal. Additional copies were presented to Sports West Productions on August 20, who then overnighted a copy of the proposal to Mr. Checketts in Connecticut.

Dave Checketts would be in Salt Lake City from August 23-25 and had one free time on Wednesday morning August 25th. We invited him to have breakfast with us. That breakfast was attended by Dave Checketts, his brother Dan, the General Manager of Sports West Productions, and Dean Howes his Operations Manager RDA Board Chair Pat Griffiths, Mayor Snarr, Josh Yost and myself, Clay Neves from the Chamber of Commerce, along with Don Mullen and Art LeFeber who hold the option to purchase the property, and their investor partner Jon Wadsworth likewise attended.

We met and discussed the proposal and then went to visit the site. They have viewed the site and its possibilities and weighed that against what's in downtown. However, they haven't made a decision yet. I've asked specifically are we in the running and I've been told, "Yes, you're now in the running, but we can't tell you where you're ranked." From my viewpoint, it appears that they tend to be focusing on this site, and I think we're in a position where we could really deliver them some exciting things.

They agreed to send us sample drawings of some soccer stadiums, and sent some email drawings that could be included in the overall site plan. Mr. Mullen prepared some conceptual drawings for developing this area which he could proceed to do either with or without the RDA. He modified his drawing and placed the Soccer Stadium on the Gibbons property he's purchasing right on Main Street and Fireclay, right in the center of the proposed RDA study area. It seems to work out very well.

One of the things that is important to Mr. Checketts and his team is that this stadium have access via the TRAX line. They're pleasantly surprised in the use that TRAX is getting since the Olympics. It's kind of changed their way of life here in the valley. A lot of people are using it. And people are using it a lot to get to and from athletic events. They'd also to have some additional practice fields. They have a program that will start to appeal to the younger youth groups and bring them into soccer.

Mr. Dave Checketts called into the meeting

Keith Snarr

We're just talking about you Dave; you came right in on time. This is Keith Snarr, I've got Mayor Snarr here sitting as the executive director of the RDA board and all the board members, Jeff Dredge, Robby Robertson, Jim Brass, Pat Griffiths our chair and Krista Dunn, along with our city attorney and Shannon Jacobs who is our council executive assistant, Art LeFeber and Don Mullen from JWDM Development are here along with a couple of consultants and other staff members. We're just talking of the soccer proposal that we had presented to you and explaining to the Board why we don't have an RDA in this area yet, but that is something that we're trying to put together and will be something of interest to you in terms of locating a soccer stadium perhaps here in Murray. Could you take it from there and just tell where we're at and how you see things at this point.

Mr. Dave Checketts

Thank you Keith for the invitation and thank you all. I know some of the concerns and issues that you must face in the RDA and I am really impressed by what you have done and what you've accomplished with Murray over the past decade. I've lived in New York now for 14 years, but I'm a lifetime Utahn and grew up in Bountiful and actually worked much of my life, my father owned a place of business right on the

border of your fair city at 33rd South and State Street. So I was out there a fair part of my life. I cannot believe as I drive along State Street now, and even along I-15, I can't believe what's happened to Murray and the wonderful job you've done in developing it. It's a very attractive town and so I guess the reason I wanted to call into your meeting tonight was to say that Murray as an option was not something I had thought of for our soccer stadium.

I'm very excited about bringing a major league team, another major league team to Salt Lake City. Many of you might know that I spent the 80's with the Jazz. I came to the Jazz in 1983 during a very difficult time for that team. Between Frank Layden and Scott Layden and I, we got very lucky in drafting Malone and Stockton and creating a buzz for the team and watching people getting excited about it.

Now to return to Salt Lake with another major league team is a very exciting thing for me. We had to work hard to outbid Philadelphia and San Antonio and Seattle, all of whom wanted the 12th team, but I think it was the fact that we said we would build a stadium and that we would have a plan in place to build a stadium before the end of 2004. That allowed us to really get the edge and to get the team. So we are in fact bringing the 12th major league soccer team to Salt Lake City. I think it is time that soccer becomes a powerful sport in this country on a professional level. Things are happening in the World Cup. The Americans are improving every year. We're getting better and it's a sport whose time has really come. So the things that we'll do on television nationally and regionally will be very powerful, but nothing will cement the interest in the team the way that this stadium will. I knew that when I headed the task force to find a place to build the Delta Center, and I certainly believe that now as we think about the soccer club in Salt Lake.

Many of you know I have been pretty open about saying I'd like the soccer stadium to be a solution to downtown Salt Lake City's problems. That it will be a stadium that will have seating anywhere between 25,000 and 27,000 per any event and it will not just host professional soccer games it will host high school tournaments and even soccer tournaments from around the world and around the country. This is the kind of stadium that when we build it because of our relationship with a European soccer team (a very famous European soccer team), we will be bringing one of the worlds great clubs every year to play in our soccer stadium. So it will be soccer exhibitions, professional soccer games, and it will also be an ideal place for concerts. So at a minimum I think that this will be a place where you'll hold 50 events in the first year and then it will grow. I see total attendance being somewhere between a million and one million five during the first year and then growing from there and getting the point where you have 100 events in this stadium averaging 20,000, means that you'll be drawing two million people.

I really think it will be an economic boon to some particular area for retail and for other things. But as I said I really wanted to be the solution to downtown Salt Lake City's problems or at least some of them that have just been exacerbated by Gateway going west and leaving the downtown really wanting. However having said all of that I have to say that as much as Mayor Anderson has shown his enthusiasm for this I don't know whether he can accomplish it. My sense is that reason for Gateway going were it is, is that the city just has so many interest groups pulling every which way, from the state, the city, the church, and the Mayor's agenda that its very difficult to get anything

done down there. That's why downtown is the way it is. It's certainly not an attractive place to come for most people.

As I think about the other options that we have going up on the west side of town near the airport or going to Sandy, I have to say that the group that has been far and away the most together, the most enthusiastic, the most earnest about this; and frankly, well thought out plan, has come from Murray. So I've told the Mayor this, I've told Keith this, I've told others who've been involved, developers and others that I am absolutely serious about Murray. And, evaluating that as what I would say right now is our best option. It's our best option because there is this terrific land mass close to transportation, both public transportation as well as ingress and egress from transportation freeway exits and you know, to put the stadium in the middle of a well thought out development that contemplates the stadium just makes life much easier for everyone.

I think it will be attractive for residential planning, I know that it will be attractive for retail planning. When I visited the site a week or so ago I was impressed by how the stadium would have views of all of the mountains, particularly Mt. Olympus looking straight east, but also even looking west. It just feels like middle of the valley, and that I would more success perhaps drawing from Utah County if it were in Murray. I certainly would have a lot of success drawing from the south of Salt Lake and the west of Salt Lake, because they wouldn't have to feel like they have to try to get into downtown to be a part of it.

So I'm excited about our discussions and what's being contemplated. I'm going to put substantial dollars from myself and my partners into the stadium. It will have a very large component of private financing which will mean that we have to make it work and we have to pay attention. We have to produce a quality product on the field and we have to have something that kids and families can attend and feel good about investing in and being a part of. So that's my intention. And, I promised Keith that I wouldn't take too long, but just express to you my real interest and desire to be your partner in making this good for Murray City.

Pat Griffiths

Thank you Mr. Checketts. This is Pat Griffiths speaking. I'd like to invite other RDA members to ask question if they have any at this point in time.

Jeff Dredge

Mr. Checketts this is Jeff Dredge. If, as you stated downtown Salt Lake would be your initial primary preference, what's it going to take on Murray's part to solidify your desire to come here. How do we get you on the dance floor in this area and know that you're serious about coming here?

Mr. Checketts

Well I said to the developers and the mayor and everybody when we were together a couple of weeks ago, I said give me your best shot. I am not going to shop it against it Salt Lake City, I just want to consider all the alternatives between Salt Lake City and Murray and other than this soccer complex out on I -215 there really are no other viable alternatives at this point. Mayor Dolan of Sandy has said he'd like to have it out there, but I don't really sense that he's put anything together on that.

The answer to your question is I have asked Mayor Anderson to do the same to give it his best shot, and I really have not heard much from them although their RDA people seem to be busy and intent about making something work and they're talking about locations all over the city. I don't know if they can deliver any of them. I wanted to put it frankly on Main Street between 4th and 5th South, thinking that would draw people down along Main Street toward the hotels, Little America and Grand America. I did go to Earl Holding. Before I ever met with the city of Murray I went to Earl Holding who's a long time friend of mine and told him about my desire to do that, but that's not something he has any interest in on that block. Just imagine this, he spent 52 years assembling that property and he doesn't want it to be a stadium. When I asked him what he wanted it to be he said I'd like it to be shops and restaurants and things.

This stadium is going to be really fascinating from a shopping, retailing, gathering point of view. I'd like it to be. The stadium has plenty of room underneath it, so I can see a stadium that has a significant restaurant and retail, like a Cheesecake Factory on one side and a Nike town on the other side. Really a very attractive sports gathering place, a community gathering place. I tried to convince Earl that it would have those elements and he was just not interested.

So there's a lot of privately held land downtown and a lot of speculation. People trying to get into certain things. But, I just don't think, I don't have a sense that the Mayor thinks he can put this together in the timeframe that we have. I literally have to go to my partners in Major League Soccer the first week in January with a financing plan in place and a location selected and a stadium development plan. When someone is in this kind of hurry we just don't have much time to wait and frankly to me it seems that Murray has their act together much further along than Salt Lake City.

Robbie Robertson

This is Robbie Robertson. You know our location not only is accessible from Utah County but it is just as accessible from Davis County and Park City. We've prided that we are in the center of the valley and the hospital is here because of that. I think that this location adds itself to whatever you're trying to do.

Mr. Checketts

It's extremely attractive. I understand how being in your seat (and I've had a few people even say this to me), they've said we think you're going to use us as a stalking horse to get what you want out of Salt Lake City. I understand how people could think that way, when you think that way you sound much more like New Yorkers than Salt Lake City people, but that's another story. The reality is, I don't know how to tell you otherwise than to be as straightforward with you as I can, and I've said this to the Mayor, to Keith and others, this is an extremely attractive proposal. I would be a complete idiot to ignore it. It is not only the center of the valley, I'm building a house up in Wolf Creek above Heber, that's where I'm going to be spending most of my time. And when I came roaring down I-80 the other day I didn't look right, I looked left, because I know that just getting off, even getting off at State Street and 21st South it's an easy step to get there.

I said this to Keith last week that the attractiveness of building a development with the stadium placed there properly in its right place, is maybe the most attractive thing about it because versus trying to crunch it into a one block space downtown. As

much as I've wanted to do that, if they don't want it, this stadium development and surrounding retail and residential that would be developed by the folks we're talking about its just extremely attractive. It might I just make it so much more beautiful and in a natural setting that's been designed for it, so I'm excited I'm serious about it and I'm looking forward to learning more.

Krista Dunn

This is obviously an outdoor stadium, what do you expect the use would be in terms of months of the year. How much would it be used the summer versus the winter? Are there any winter uses for the property?

Mr. Checketts

Great question. And it's something I've been paying a lot of attention to. I was in Madrid, Spain two weeks ago to negotiate a long term arrangement with Real Madrid and we are very close to signing what is a historic agreement that will be between our soccer club and the most famous soccer team in the world in Madrid. One of the unique things about their 80,000 seat stadium is they have put a roof just over the seats, not over the field, but just over the seats and on that roof are these solar powered heating elements, because in Madrid they play soccer all year long. So, when it gets damp and cold and wet there, they turn on these solar powered heating elements and they warm up the people in the seats. I was looking at that thinking to myself, why with these mild winter nights in Salt Lake City, why couldn't we put an ice sheet where the soccer field is? And, why couldn't we even think of things like outdoor hockey or figure skating tournaments or figure skating championships or Champions on Ice or Disney on Ice in a January evening with those heating elements; why couldn't we use it. Obviously, its going to get the most use April through November. Its going to be at the height of its use in the summer time with concerts and soccer games and professional soccer games and tournaments and so on. But I'd like to see if we can't figure out a way to use it in the winter months as well.

Pat Griffiths

Thank you Mr. Checketts. We'd like to spend more time talking to you. This is exciting to hear of your plans, but we have another meeting that follows this at 5:00 so we need to bring this item to a conclusion. Thank your very much for joining us.

Mr. Checketts

Thank you all, I look forward to meeting you.

5. Review and evaluation of the Fashion Place North blight study neighborhood meeting that was held August 31st:

Keith Snarr stated that he'd asked Karen Wikstrom and Patti Ross to join the meeting. They were at the recent Fashion Place North neighborhood meeting. He said that he had explained that some of the blunders were his and he takes full responsibility for those and will see that doesn't happen again with regard to the number of seats that were available. There were more people than they had seats for.

Keith Snarr stated that the number in attendance is indicative of how important this is and the concerns that the people have in this area. There was a lot of lively discussion from different quarters in the meeting and since then he's had some other people contact him regarding more information. He said they're inquisitive about what's happening. Keith Snarr asked Karen Wikstrom to take a few moments and give her perspective on what she thought about some of the comments that were received.

Karen Wikstrom

It wasn't that bad, truly. What I will tell you is that we've had a lot of meetings like that where we've met with people to talk about the RDA process at the beginning of a blight study and I think that we had 4 maybe 5 people who were very concerned, but generally I felt we had people who were just interested in what process was. I thought they were good questions. I really didn't walk out of there feeling discouraged at all.

Pat Griffiths

I think you did a very good job Karen in explaining the process as did Alice Steiner. I think that part went well. The part that bothered me personally was that we didn't have any vision to present to the people.

Karen Wikstrom

That's OK. I would encourage you to think about bringing a planner on board to start thinking through what you want to have happen there. But you don't even know at this point if it's feasible. The purpose of a blight survey is to determine whether one more project areas are feasible. So it's kind of a double edged sword, because if you come in with a plan then it looks like a done deal, before you've even known that it's feasible. But I truly believe in having a plan and thinking through the planning issue once you know that a project area is feasible.

Jim Brass

My concern sitting there in the meeting was every time there was a question that there wasn't a good answer for it came back to the redevelopment agency and that's us. I think that an introduction of how we got to the point that we were there that evening would have been quite good instead of just diving into the process, particularly when you had a room full of people half of whom were standing and most of whom couldn't hear what was being said. It just tends to add to the confusion and when you've got a few in there with that attitude that it's already been decided, that they are going to come in and take over everything. We could have started this a whole lot better that evening. As it is I think we tried to end it the way we I think we should have started it and that's to say the reason we're looking at this area is because we have numerous empty storefronts. Not because we covet your homes, but because in order to continue to provide the level of service that we've all become accustomed to, we've got to get businesses into this area or we're going to have a problem, and because their homes happen to fall into the footprint of that area that's why they were there.

Karen Wikstrom

And they have opportunities by being there.

Jim Brass

And they have the opportunity to comment to maybe have input on the development, and then we have property owners here are now putting together a concept drawing for Fireclay that could actually become quite an exciting thing. Having no plan and having no apparent direction that evening just for me I would have started it different. I'm a salesman so I look at the presentation a little bit different, and then get into the facts. In the front of the blight survey it states the government definition of blight is different from the one you find in Webster's. We need to get into that kind of thing. People hear "blight" and (the mayor understands this from another fun meeting), they get hostile.

Jeff Dredge

A little bit of buildup in front. This is how we got to where we're at. This is why we're here, rather than starting with the definition of blight and going forward I think would have helped calm them down because as we talked to them afterwards and kind of gave them that it seemed to calm people down.

As a city, as property owners, we have to look at that area. We have to. An RDA may not be the way to go, but at least it gives us place to start.

Keith Snarr

Karen made the comment that we need to get into more planning. I've talked to Alice Steiner and this is her comment as well. It would be good for us to engage a planner or designer that could start to put some of these ideas together, which we haven't considered as part of this process thus far. That was her comment, and I pass it on to you.

Pat Griffiths

Other comments? I guess I go back to feelings that were expressed when we first started this that were brought out in the April 13th and May 4th meetings. I feel totally overwhelmed by having all these processes going on simultaneously. And that's still a concern of mine and I just need state it for the record.

Keith Snarr

I think in some regard this is starting to sort itself out. Tonight we have the schedule for the blight hearing on the Fireclay Avenue project. We are just commencing work on the blight study for Fashion Place North. We are some time away from a public hearing for this area. I'm going to guess it will be at least few months before we get to the public hearing stage, and that could fall right in the middle of Christmas, and you won't want to do it until after the holidays. I think Karen's next item on the agenda is to talk about the status on the College Park Survey area. Karen Wikstrom is doing the College Park Survey, but she's just scratching the surface with getting involved. At this point, we're not too far down the road with the College Park study at this point, although they are doing portions of the two studies concurrently.

Krista Dunn

Before we go into that I just wanted to make another comment on the Fashion Place site. And that is back when we first discussed this I had real reservations about putting this particular site in there. I still have extreme reservations about putting this site in there without changing the size of it or changing the shape of it or something. But my personal feeling is somewhat the same as Pat's. I think we should go full out into one of these areas. It seems like we have one that's already shaping up really well. And, I'm a little uncomfortable still with this site. Even for a study.

Karen Wickstrom

You have a year before the blight survey must be completed. This means one year from the date that you identified the survey area. So, this study can be slowed down, the process can be slowed down. What I would recommend is that if we move into College Park, and what we've done on College Park is just basically assembled the property data. We have not contacted any property owners; nothing has been done just establishing the base data. It sounds like that might be something we hold off on. Basically, the timeframes that you're confronted with are you have a year from the date that you adopt a survey area to complete a blight survey. If you want to have or retain the power of eminent domain, you have one year from the determination of blight to the adoption of the plan, the project area plan. So it is something that doesn't have to happen this month, and it is really something you would want to complete by April 2005, one year from the time when the survey areas were adopted.

Jeff Dredge

I guess I have to ask the question, being the new person I can write it off to inexperience. Fireclay is pretty obvious to a lot of people, that there's some challenged properties over there, and a blight survey certainly didn't bring about the type of response that we had for this one. In just looking at it, what is the realistic chance of having this one be determined as blighted and would we not be better off looking at boundaries.

Karen Wikstrom

Well you can make the boundary adjustment now if you wanted to and just re-adopt an amended survey area. Truthfully I don't think we heard from commercial property owners the other night.

Keith Snarr

No, we didn't.

Karen Wikstrom

The survey area generally is intentionally larger than what you think your ultimate project area is going to be. At least that's been my experience. But you can adjust at any time, that's all within your control. Again I think that's a conversation that you should have perhaps.

Krista Dunn

So, whether the residential area is the survey area or not would not affect the ultimate outcome?

Karen Wikstrom

There are a lot of possibilities. We could come back and say, and again we haven't proceeded down this path, so I don't want it to sound as though there's any predetermined outcome. There may be portions of the survey area that don't meet the blight requirements. We may come back and say there are areas that seem to very much meet the statutory conditions, and there are areas where it's very questionable. And then you end up drawing a project area boundary that looks very different from your survey area boundary, but it's something that you can do as the Board of Directors of the Redevelopment Agency at any time. You could withdraw the survey area and adopt a revised survey area that would start a new time frame so that you wouldn't be working towards your April deadline. It really is something that's all within your control.

Pat Griffiths stated that the meeting was out of time and suggested that another meeting be scheduled for further discussion and asked if everyone agreed. The Board agreed.

Meeting adjourned.

Keith Snarr
Redevelopment Director